

Bountiful City
Administrative Committee Minutes
March 31, 2014
5:00 P.M.

Present: Acting Chairman – John Marc Knight; Committee Members – Lloyd Cheney and Dave Badham; Assistant Planner – Royce Davies; and Recording Secretary – Julie Holmgren

1. Acting Chairman Knight opened the meeting at 5:01 p.m. and all present introduced themselves.
2. **Consider approval of minutes for March 17, 2014.** Mr. Badham made a motion to approve the minutes for March 17, 2014. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.
3. **PUBLIC HEARING - Consider a Conditional Use Permit to allow for Solar Panels at 924 N. 400 E., Nathan Mann, applicant.**

Nathan and Cori Mann, applicants, were present. Nathan Higgs and Thomas Higgs, with Solar Utah, were also present. Royce Davies presented the staff report.

The property where the solar panels are to be installed is located in the R-4 Single Family Zone. Solar power panels are classified in the City Ordinance as “private power plants” and require a conditional use permit if they are over 10 Watts. The Applicant has indicated that the photovoltaic system to be installed will produce 3.12 kilowatts (3120 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array of 12 total panels in 2 rows of 6. The array will occupy approximately 217 square feet of the southern roof face. The panels will be mounted parallel with the asphalt shingle roof which has a slope of 5/12. The roof is of rafter construction. An engineering analysis by Epic Engineering indicates that the existing roof frame is not capable of supporting additional load from the proposed panels without modification. Recommended modifications are included in paragraph three of the memo from Adam Huff, S.E. on Monday, March 10, 2014 which is included in this packet. Review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

Based on the findings, staff has determined that the Applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. Applicant obtains a building permit.
2. Applicant performs all of the modifications to the roof structure described in the engineering letter prior to photovoltaic panel installation that will allow for safe mounting of the panels.
3. The panels must be installed only as proposed in the application
4. This Conditional Use Permit is solely for this site and is non-transferable.

Acting Chairman Knight opened the public hearing at 5:06 p.m. and closed the hearing at 5:07 p.m. with no comment from the public.

A brief discussion ensued regarding the engineering analysis, the specific placement of the solar panels, the racking system, and the condition of the roof. Mr. Badham made a motion to approve the Conditional Use Permit to allow for Solar Panels at 924 N. 400 E., Nathan Mann, applicant. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. **Consider approval of a Conditional Use Permit, in written form, for a home occupation license for a construction business at 433 W. 400 N., Ben Crookston (Beacon Construction, LLC), applicant.**

Mr. Badham made a motion to approve the Conditional Use Permit letter, in written form, for a home occupation license for a construction business at 433 W. 400 N., Ben Crookston (Beacon Construction, LLC), applicant. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

5. **Miscellaneous business and scheduling.** Acting Chairman Knight ascertained that there were no further items to discuss. Mr. Badham moved to adjourn. Mr. Cheney seconded the motion. Voting passed 3-0 in favor. The meeting was adjourned at 5:14 p.m.